

BEER VIRGINIA R
3883 COUNTY ROAD 108
HILLIARD, FL 32046

02-2N-23-0000-0005-0020

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 9008SHT VINYL 1003CENTRAL 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001.1. 1000 100

CONSTRUCTION

Quality03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA09NEIGHBORHOOD/LOC9001.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,05610020041,05654,890

TOTALS1,0561,05654,890

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0800021,056117.600099.96105,558200420040048.0052.00

M/H 94+ - 100% - 2005Heated Area: 1056HX Base Yr 2005

BAS2004

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:

BUILDING MARKET VALUE54,890TOTAL MARKET OB/XF VALUE3,045TOTAL LAND VALUE - MARKET90,000TOTAL MARKET VALUE147,935SOH/AGL Deduction83,928ASSESSED VALUE64,007TOTAL EXEMPTION VALUEHX HB WX44,007BASE TAXABLE VALUE20,000TOTAL JUST VALUE147,935NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE128,375

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE2089/074012/10/2016QC U I I 11100GRANTOR: BEER VIRGINIA RGRANTEE: BEER VIRGINIA R1232/16015/24/2004WD Q V36,000GRANTOR: TAYLOR DANESE EGRANTEE: BEER MICHAEL A & VI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W44 S24 E44 N24\$.

EXTRA FEATURES

3883 CR 108, HILLIARD

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/09/2025MLU

LAND DESCRIPTION

TOTAL OB/XF3,045

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CRES1000004OR0.000.003.00AC1.001.001.0030,000.0030,000.0090,000

REVIEW DATE01/14/2021BYWWATotal Acres: 3.00Total Land Value: 90,000Market: 0Agricultural: 0Common: 90,000PRINTED 07/30/2025 BY SYS